

RECORDED BY:

Lompoc Healthcare District
508 E. Hickory Avenue
Lompoc, CA 93436
Attention: James J. Raggio

2007-0067634

Recorded
Official Records
County of
Santa Barbara
Joseph E. Holland

RECEIVED
01:49PM 19-Sep-2007 Page 1 of 8
SEP 27 2007
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FIRE

NO FEE PER
GOV. CODE 6103

8 FILE

SOIL CONTAMINATION NOTICE

LET IT BE KNOWN:

That Lompoc Healthcare District, is owner of the real property in the County of Santa Barbara, State of California, described as:

Lots 16-20 and 21-25, Block 87, and Lots 1-18 and 29-40, Block 110, including adjoining alleys and Hickory Avenue as abandoned, being a portion of Rancho Lompoc, in the City of Lompoc, Santa Barbara County, California.

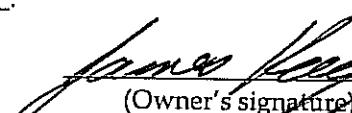
This property is known to contain soil contamination in excess of Santa Barbara County clean up levels. The contamination and monitoring program, which has occurred, is described in Exhibit A and the site plans and cross sections attached.

Notice of these conditions shall remain with the land until verification of remediation is approved and signed off by Santa Barbara County Fire Department, Fire Prevention Division.

These conditions do not prevent the sale of the property, however, restrictions may be placed on the use of the property and the construction of buildings on the property.

In witness whereof, this notice has been executed by the owner of the property named above or their duly authorized representatives this 9/19/07.

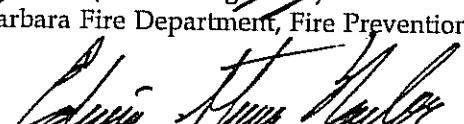
(Date)

 James Raggio
(Owner's signature)

James Raggio

This notice has been reviewed by the County of Santa Barbara Fire Department, Fire Prevention Division, State of California, this 09/19/07.

(Date)

 Edwin Steven Naylor
(HazMat Specialists's signature)

Edwin Steven Naylor

State of California)
)
County of Santa Barbara)

A NOTARY PUBLIC FOR THE
STATE OF CALIFORNIA

On 9-19-07 before me, LESLIE E. JOHNSON, II, personally appeared ED STEVEN NAYLOR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

WITNESS my hand and official seal.

Signature(Notary)

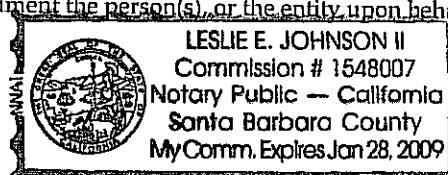


Exhibit A

1. Brief description of the release/source/extent including dates.

Two gasoline underground storage tanks (USTs) were removed from the site on Jun 1, 1998 (one 150-gallon and one 650-gallon). Small holes were noted in both USTs (up to 3/4-inch-diameter), indicating that the USTs had leaked prior to their removal. Surrounding soil and a perched groundwater zone (not used for drinking water) are affected by gasoline and related petroleum constituents. The total volume of petroleum-hydrocarbon-affected soil is estimated to be approximately 201 cubic yards and the total mass of total petroleum hydrocarbons quantified as gasoline (TPHg) is estimated at 505 kilograms. The Santa Barbara County Leaking Underground Fuel Tank (LUFT) Program Investigation Level for TPHg is 100 milligrams per kilogram (mg/kg). The lateral extent of soil with TPHg concentrations above 100 mg/kg has been delineated to an area approximately 25 feet wide and 35 feet long within the Lompoc District Hospital property boundaries, and it extends vertically to a depth of approximately 28 feet below ground surface (bgs), with the bulk of the mass located between 22 and 28 feet bgs.

2. Description of structural encumbrance, if applicable.

The TPHg-affected soil is located within a small enclosed courtyard with significant access restrictions. The courtyard is surrounded on three sides by buildings whose structural integrity could be compromised by an adjacent excavation.

3. Description of infeasibility for best available/approved remedial technologies.

Based on the structural encumbrances described in Item 2, the likelihood for the petroleum constituents to naturally attenuate over time, and the lack of risk posed to human health and water quality (see Items 4 and 5, below), the Santa Barbara Fire Prevention Division and the California Regional Water Quality Control Board-Central Coast Region have agreed that site conditions do not warrant further remediation.

4. Description of fate and transport.

The petroleum-hydrocarbon-affected soils that remain in place at the Lompoc District Hospital will likely degrade over time through natural attenuation processes. Natural attenuation includes various physical, chemical, and biological processes that reduce the mass or concentration of the petroleum hydrocarbons.

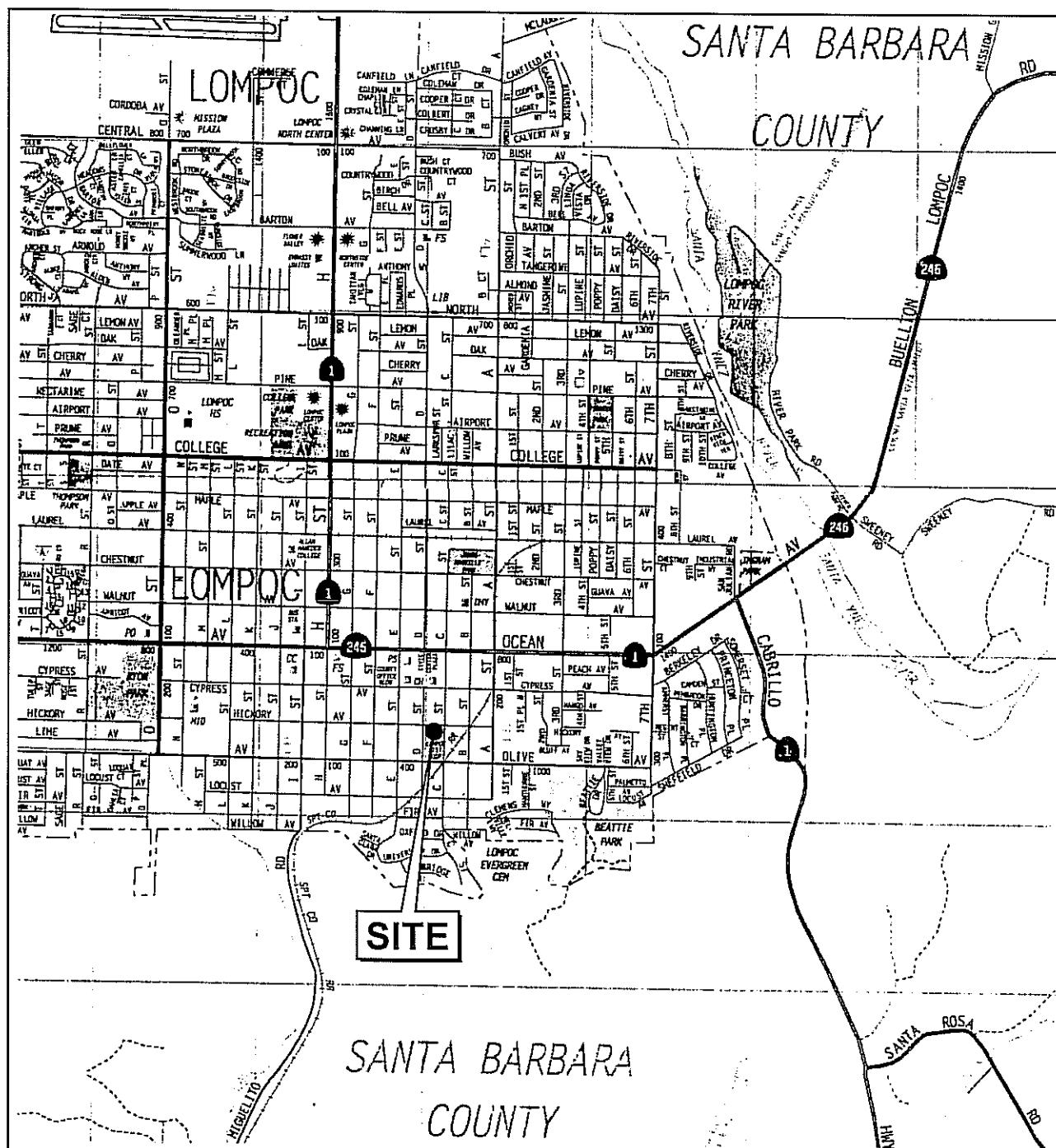
5. Description of risk to water quality, public health and safety, and the environment.

Historical groundwater monitoring has shown that the petroleum hydrocarbons have not significantly impacted the regional aquifer. Soil vapor samples collected in 2006 indicated that there is no human health risk posed by vapors associated with the residual gasoline. Due to the depth of the bulk of the affected soil (between 22 and 28 feet bgs) and limited lateral extent, the soil is not considered to pose a significant threat to human health or the environment.

6. Government agency concurrence.

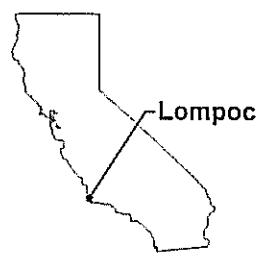
The Santa Barbara Fire Prevention Division and the California Regional Water Quality Control Board-Central Coast Region have agreed that the affected soil may remain in place.

FIGURES



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0 0.5 Mile

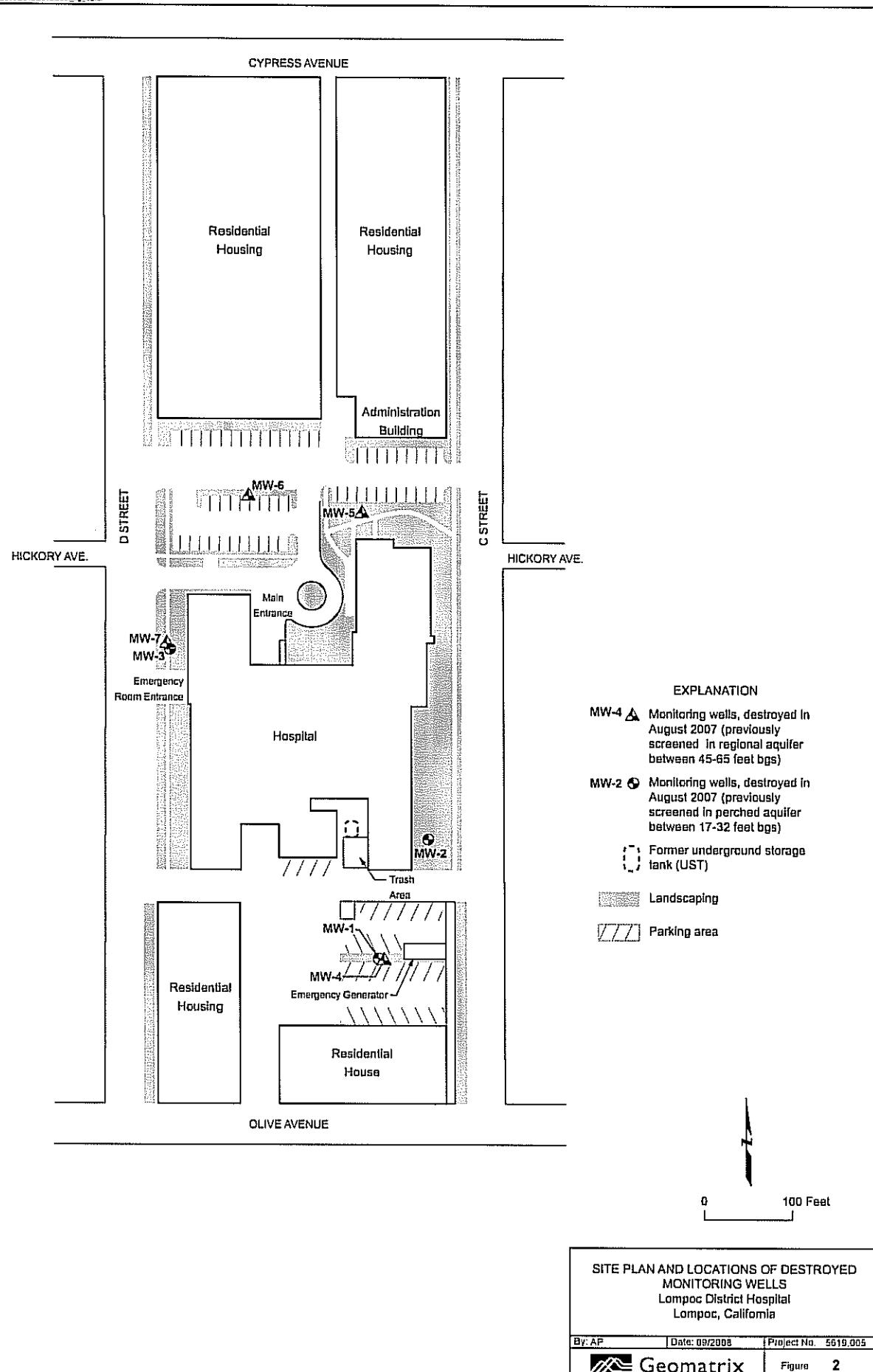
SITE LOCATION MAP
Lompoc District Hospital
Lompoc, California

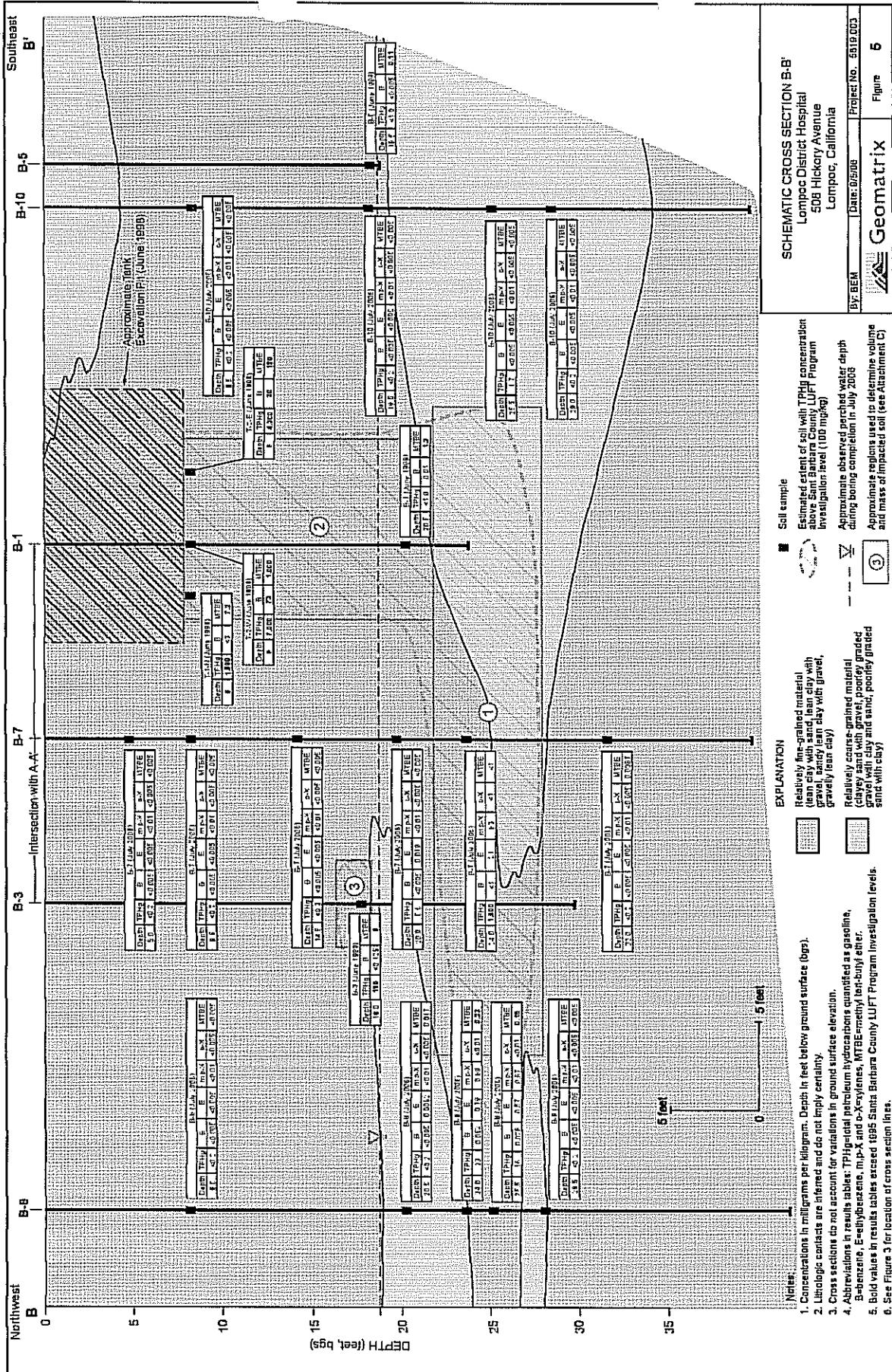
By: AP	Date: 09/2007	Project No. 5619.005
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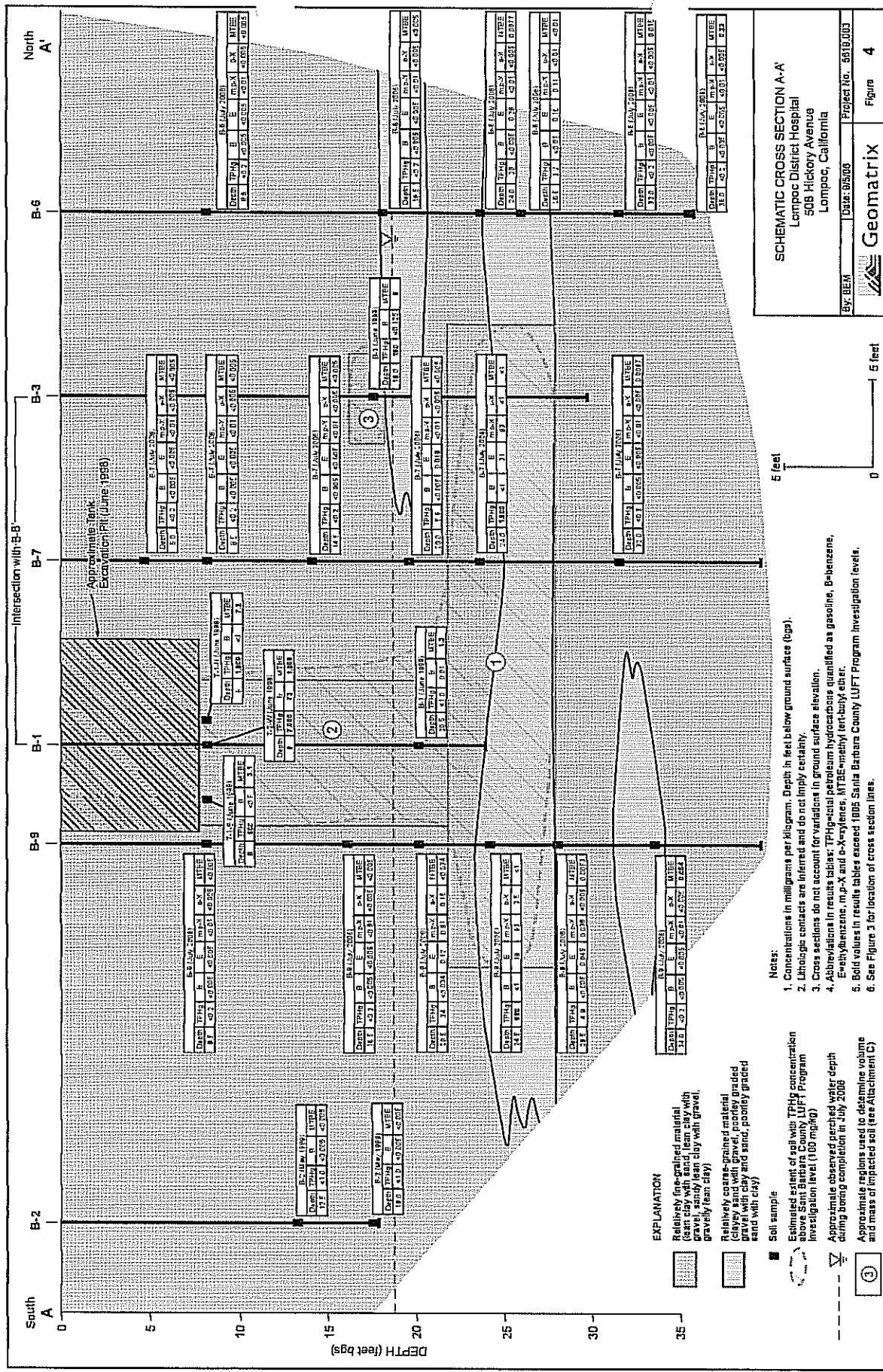


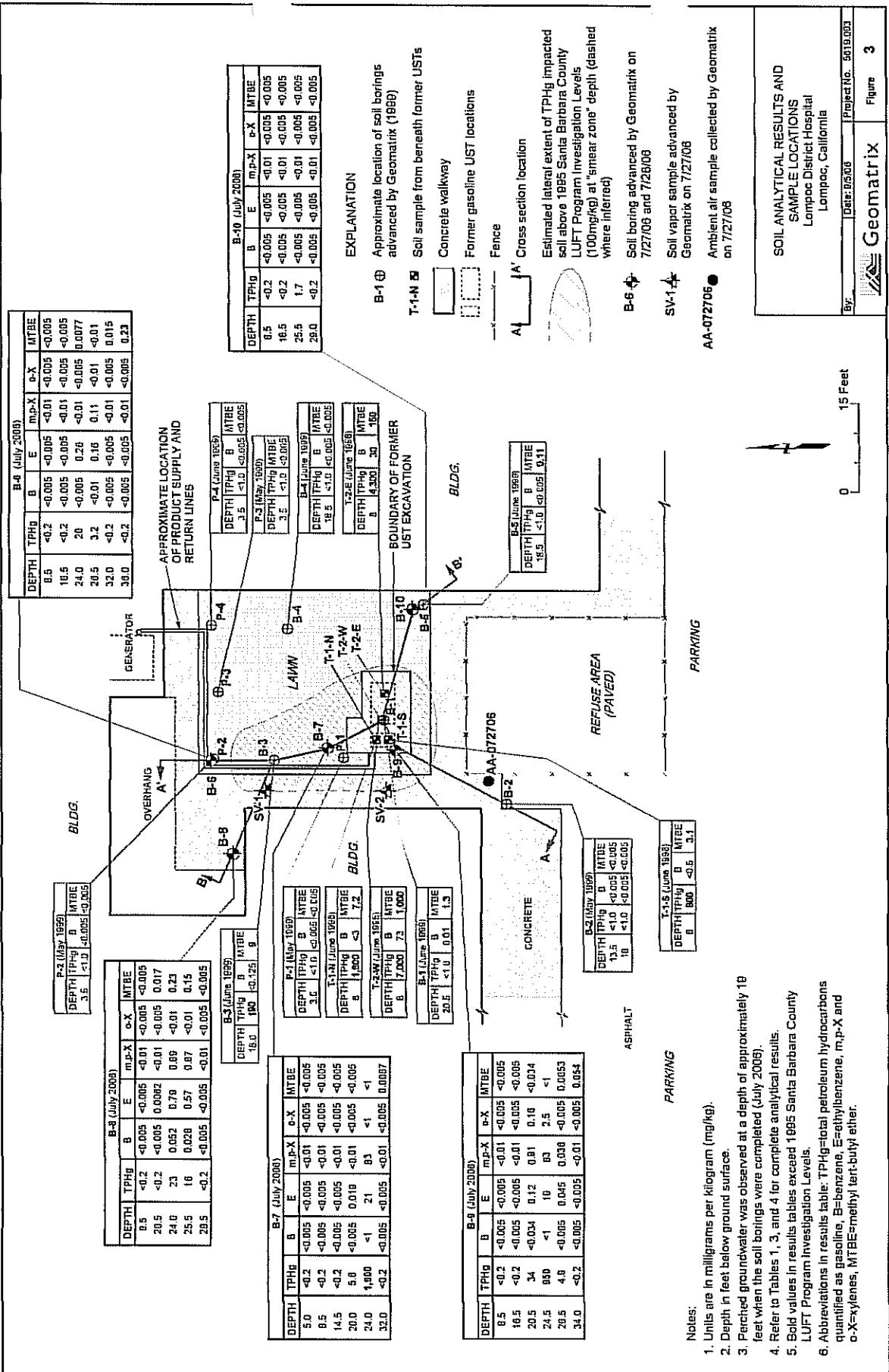
Geomatrix

Figure 1









Recorder's Office	
County of	
Santa Barbara	
Joseph E. Holland	
Recorder	
2007-0067634	09/19/2007 1:49PM
REC FEE	0.00
TOTAL	0.00
NO FEE	0.00
CHANGE	0.00
09/19/2007 1:50PM	2007091900133
FH	USW3460000P
The Law Offices of Leslie E. Johnson, II (805) 736-8555 Fax (805) 736-6647	
121 North H Street Lompoc, California 93436	
Thank You Have a Nice Day!	
Requested By: Public	